# Staff Report PC16-036-PP
Edmonds Creek– primary plat

Docket PC16-036-PP- Edmonds Creek Primary Plat: The petitioner is requesting approval of a Primary Plat to be known as Edmonds Creek. The subject property contains 23.95 acres and is located on the west side of existing Clark Meadows Neighborhoods at Anson, north of CR 550 S and the existing Redwood Living. The property is zoned PUD. The Technical Advisory Committee (TAC) reviewed the plans on 11/15/2016. The petitioner is Arbor Homes, the property owner is Woodlands Three, LLC and the project engineer is Structurepoint. No waivers are being requested.
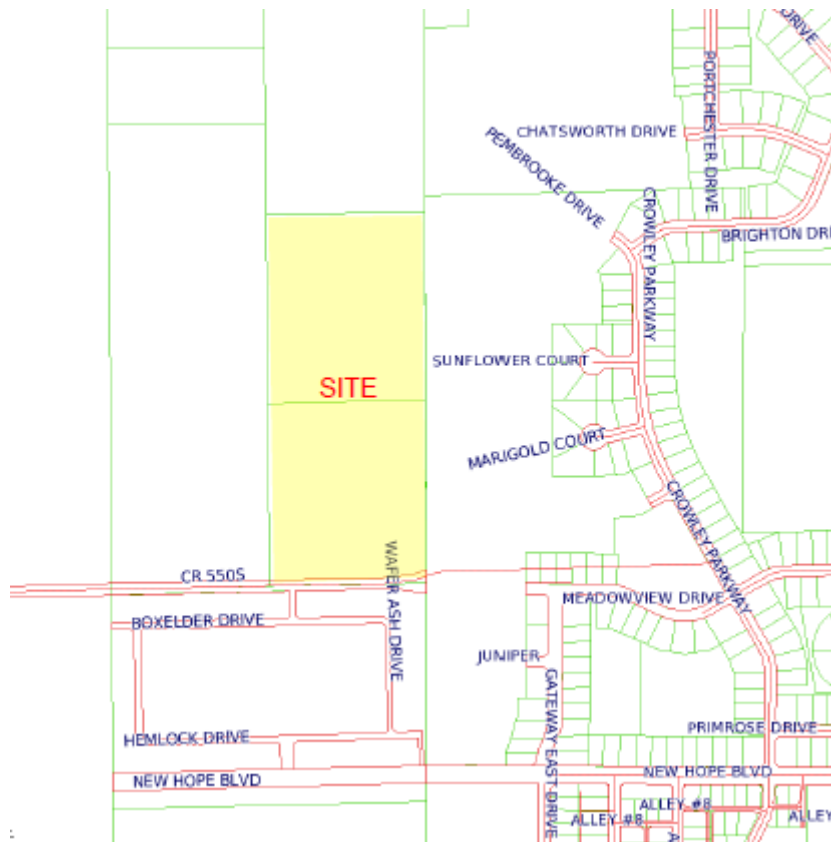

History

- The subject property has been included in the Anson PUD as part of the Town Center Residential District.

- The property owner, Woodlands Three, LLC purchased this land for expansion of the Redwood Residential subdivision. They have since then sold this property to Arbor Homes for development.

- The Primary Plat was seen at TAC on 11/15/2016.
  - Coordinate detailed site design for utilities, drainage, roadways, paths, etc. with Staff and TAC per the Whitestown Anson PUD and the UDO.

Proposed Development

The 23.95 acre proposed development is for a new residential neighborhood to be known as Edmonds Creek. This site would contain 107 lots of varying sizes. Access will be via CR 550 S with access points available for future development to the north and west of the property. Traffic is expected to be generated only by the residents and their guests. Roadway maintenance and resurfacing will be completed to the property line along CR 550 S (Meadowview Drive).

Per the Anson PUD Zoning Ordinance, no additional buffer is required for adjacent property within the same district. Staff and TAC has recommended additional landscaping along the east side; existing Clark Meadows.

The proposed primary plat for this site is shown below:
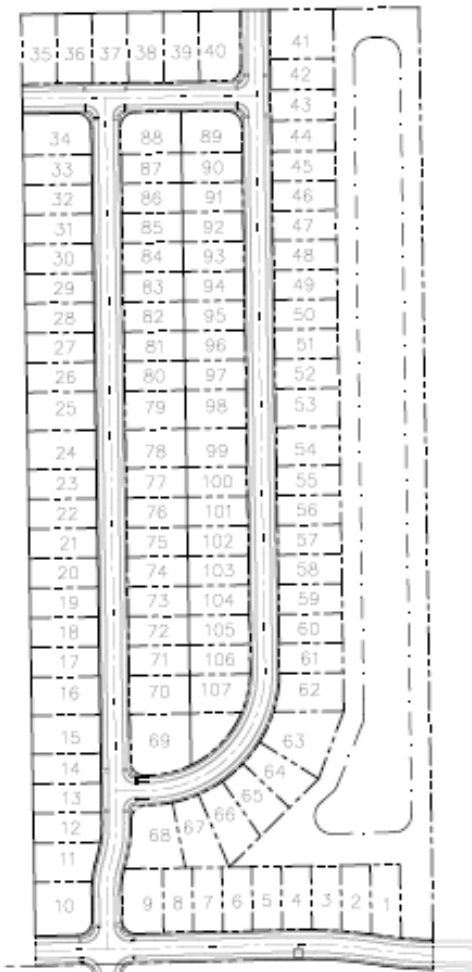
Compliance

The proposed primary plat is in compliance with the standards of the Anson PUD.

Staff Recommendation

Staff recommends that the WPC approve the primary plat and allow the petitioner to move forward with secondary plat submittal.